



City of Lowell - Planning Board

Planning Board Agenda

Monday, December 7 at 6:30 p.m.

Due to the COVID-19 pandemic, the meeting will not occur in-person. Please use one of these four options to access the meeting:

1. Join via your computer, tablet, or smartphone: <https://lowellma.zoom.us/j/87148715141>
2. Call 646-558-8656 and enter the MEETING ID 871 4871 5141
3. Watch LTC Channel 99
4. Watch online at: www.ltc.org/watch/channel-99

Review the all application documents online at: www.lowellma.gov/1098/Planning-Board

I. Minutes for Approval

November 16, 2020

II. Continued Business

Definitive Subdivision Approval: 4 Tamarack Street 01851

John Cox has applied to the Planning Board on behalf of Martin Burke for the approval of a definitive subdivision plan that includes the extension of Tamarack Street by approximately one hundred forty (140) feet, and construction of a single-family dwelling at 4 Tamarack Street. The site is entirely within the 100-year flood plain and is located within the Traditional Neighborhood Single Family (TSF) zoning district. This project requires Planning Board approval under Lowell's Subdivision of Land Regulations.

III. New Business

Site Plan Review and Special Permit: 14 McIntire Street 01851

Madjack7, LLC has applied to the Planning Board for Site Plan Review and Special Permit approval to subdivide the existing lot – which contains an existing three-level structure – and construct an eight (8) unit townhouse-style condominium structure on the newly created vacant lot. The property is located in the Neighborhood Business (NB) and Urban Neighborhood Mixed Use (UMU) zoning districts. The proposal requires Site Plan Review under Section 11.4 and a Special Permit under Section 12.1(e).

Site Plan Review and Special Permit: 1148 Bridge Street 01854

Fresh Fields Lowell d/b/a Reverie 73 has applied to the Planning Board for Site Plan Review and Special Permit approval to convert the existing build into a recreational marijuana dispensary. The property is in the Regional Retail (RR) zoning district and requires a Special Permit under Section 12.4(o) and Site Plan Review under Section 11.4(8).

Site Plan Review and Special Permit: 724 Chelmsford Street & 18 Wellman Street 01851

Evia Development, LLC and Krete Development, LLC have applied to the Planning Board for Site Plan Review and Special Permit approval to construct a drive-thru ATM building at the subject property. The property is in the High Rise Commercial (HRC) zoning district and requires Site Plan Review and Special Permit approval under Section 12.4.g(1) of the Lowell Zoning Ordinance.

IV. Other Business

Pre-Application Discussion: Adie Way (River's Edge) 01852

Pre-application discussion for a proposed development consisting of fifty two (52) duplex-style housing units.

V. Notices

VI. Further Comments from Planning Board Members

VII. Adjournment